

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, June 20, 2011, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman C. K. Marsh, Jr.

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:38 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Larry A. Munsey. Incoming Alderman Mike McIntire was also present.
3. **WORK SESSION TICKLER.** Mayor Phillips requested King College be taken off of the tickler. He further inquired when the parking garage would be ready to park in. City Manager Campbell replied the first week of July. Mayor Phillips also requested enhanced police enforcement for employees who continue to park on the street after the garage is complete. Alderman Parham commented on the progress of the Foundry lot clean-up and Mr. Campbell acknowledged the help received from Eastman. Alderman Joh noted the Farmer's Market was looking great also.

Before discussing the agenda items, Mayor Phillips called on Mr. Richard Venable from NETWORKS-Sullivan Partnership to explain an item that was added to the agenda today. **Item VI.D.20: Consideration of a Resolution Authorizing a Funding Agreement with Sullivan County and KEDB (Kingsport Economic Development Board) and Authorizing the Mayor to Execute the Same (AF: 172-2011).** Mr. Venable clarified this really just formalized what the Board agreed to do back in December in regards to the lease funding of an economic development project near the airport. He further discussed the timeline of this project, noting that if all goes well, the client should be in the building by the end of July. Mr. Venable also noted this item was recently approved by the Sullivan County Commission unanimously. Alderman Marsh pointed out the risk to the City as well as the County, although Mayor Phillips noted if the company were to default KEDB would still own the building.

Mayor Phillips inquired if the Legion Pool was open today. City Manager Campbell replied no, but it has been open on and off over the weekend. Assistant to the City Manager Chris McCartt stated there were parts on order and although a number of people have looked at it, the problem is still unknown. The Mayor also asked about the cost and Mr. McCartt noted he has requested a detailed expense sheet and will provide it at a later date.

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**4. REVIEW OF AGENDA ITEMS ON THE JUNE 21, 2011 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report** (AF: 121-2011). City Planner Forrest Koder provided a very brief update on this item.

**VI.B.1 Consideration of an Ordinance to Amend Various Projects** (AF: 148-2011). Budget Director Judy Smith gave details on this item in response to a question from Alderman Marsh.

**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with KEDB for the Downtown Parking Garage** (AF: 168-2011). City Manager Campbell gave an update on this item, stating this would bring the parking garage back into the City's ownership. Mr. Campbell also explained the financing for this project for Alderman Marsh. City Attorney Billingsley gave further details regarding this agreement for clarification.

**VI.D.2 Consideration of a Resolution by the City of Kingsport Expressing Support of Complete Streets and the Development of a Complete Streets Guidelines Manual** (AF: 126-2011). City Manager Campbell declared there was a federal initiative to make this mandatory, noting 23 states have already adopted it. Vice-Mayor Mallicote provided further details stating the methodology was not rigid and encourages cities to look at this plan in context. Mr. Mallicote commented that Kingsport already follows these guidelines.

**VI.D.4 Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply for and Receive a DOJ – Office of Justice Programs/Bureau of Justice Assistance Bullet Proof Vest (BPV) Reimbursement Grant** (AF: 146-2011). Mayor Phillips stated he was concerned that not all officers had adequate vests. Deputy Chief Quillin confirmed that they did. He further noted the vests have a five year expiration and although they are replaced regularly, tests have shown out of date vests are still effective. Mayor Phillips stated if anyone had an unsafe vest it would be replaced right away.

**VI.D.7 Consideration of a Resolution Authorizing the Mayor to Execute Agreements with Various Agencies and Organizations for Services in FY11-12 Benefiting the General Welfare of Kingsport Residents** (AF: 141-2011). Alderman Parham noted that performance criteria would be now be required at the end of the fiscal year.

**VI.D.8 Consideration of a Resolution Awarding the Bid for the Purchase of Unleaded Gasoline for Use by All City Departments and Schools to James River Solutions, Inc.** (AF: 152-2011). City Manager Campbell provided details on this item and Item VI.D.9, noting the prices were better than last year. Fleet Manager Steve Hightower also answered questions for the Board regarding these items. Mayor Phillips noted that the City should be obtaining financial statements from vendors.

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**VI.D.9 Consideration of a Resolution Awarding the Bid for the Purchase of Ultra Low Sulfur Diesel and B5 Biodiesel Fuel to Petroleum Traders Corporation, Inc.** (AF: 153-2011). See Item VI.D.8.

**VI.D.11 Consideration of a Resolution Awarding the Bid for the Purchase of Asphalt for Use by All City Departments to W-L Construction and Paving Co., Inc. and Pavewell Paving Co., Inc.** (AF: 155-2011). Assistant Public Works Director Michael Thompson and Procurement Manager Sandy Crawford provided details on this item, describing the bituminous index used by the State to determine pricing. Mr. Thompson also clarified the reasoning behind choosing a secondary vendor.

**VI.D.13 Consideration of a Resolution to Authorize the Mayor to Execute All Documents Necessary to Apply for and Receive a Tennessee Department of Health Grant** (AF: 167-2011). City Manager Campbell noted this grant would be applied to the Aquatic Center.

**VI.D.18 Consideration of a Resolution Approving a Lease Agreement with Eastman Chemical Company and Authorizing the Mayor to Execute the Agreement and All Applicable Documents** (AF: 170-2011). City Manager Campbell gave an update on this item, noting this facility would be utilized for regional training and used by many agencies. City Attorney Billingsley provided details on the lease. Mr. Campbell also noted the current fire building being used now on Industry Drive would no longer be needed and could be turned over to public works. Mayor Phillips suggested this item be added to the tickler.

**VI.D.19 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with KEDB for the Central Office of the School Department** (AF: 171-2011). City Attorney Billingsley provided details on this item, explaining this was the same process utilized with Allied Health and the parking garage project.

**V.E.1 Consideration of Appointments to the Demolition by Neglect Committee** (AF: 112-2011). Mayor Phillips questioned the reasoning behind having the Chief Building Inspector serve on this committee since that is who someone would appeal to if they did not agree with the committee's decision. City Attorney Billingsley explained it was set up that way because the right to appeal in court varies and is dependent upon if the decision came from a board or an individual.

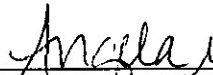
**VII.5 Consideration of an Ordinance Amending Imposition of Court Costs in Certain Cases** (AF: 145-2011). Alderman Marsh asked City Manager Campbell to discuss at the business meeting tomorrow night where the City would make up the \$200,000 shortfall.

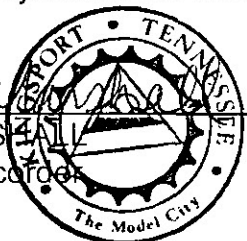
**BOARD COMMENT.** Alderman Shupe inquired about the status on the Ward's Feed Store. Alderman Joh commented that at one point the City was interested in trading properties with him and now he is willing to do that. Assistant to the City Manager Chris McCartt stated this case was supposed to go to court in July, but it has now been postponed. City Attorney Billingsley gave an update on Attorney Joe May. Assistant Public Works Director Michael Thompson gave an update on the Interstate 26 Welcome Center.

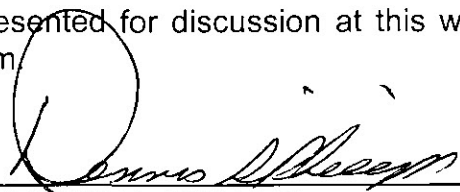
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**PUBLIC COMMENT.** Mary McNabb invited everyone to come to the museum on Friday from 9:00 a.m. to 12:00 p.m. while the new T-Rex display is assembled.

**5. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:07 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder

The seal of Kingsport, Tennessee, is circular. It features a central gear-like design with a triangle inside. The words "KINGSPORT • TENNESSEE" are written around the top inner edge, and "The Model City" is written around the bottom inner edge.

  
DENNIS R. PHILLIPS  
Mayor